

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: OCTOBER 3, 2007

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

SUBJECT:

RESOLUTIONS:

RA-18-2007 - Discussion and possible action regarding a Resolution finding the project proposed by the Commercial Visual Improvement Program (CVIP) Agreement between the City of Las Vegas Redevelopment Agency (RDA) and Aristotle Holdings, LP, (Owner) and OG Eliades, LLC, and OG Eliades AD, LLC, d/b/a Olympic Garden (Tenant), located at 1531 Las Vegas Boulevard South (APN 162-03-210-090) to be in compliance with and in furtherance of the goals and objectives of the RDA - Ward 3 (Reese) [NOTE: This item is related to Council Item 54 (R-71-2007) and RDA Item 5]

Fiscal Impact

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No Impact

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Augmentation Required

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Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

This is a related item to discussion and possible action regarding assisting OG Eliades, LLC, and OG Eliades AD, LLC, d/b/a Olympic Garden, with the cost of visual improvements to the building and property fronting Las Vegas Boulevard South with new neon signage compliant with the Las Vegas Scenic Byway Program. Approval will adopt findings that the Agreement is in compliance with and in furtherance of the goals and objectives of the RDA and the Redevelopment Plan.

RECOMMENDATION:

No recommendation.

BACKUP DOCUMENTATION:

1. Resolution No. RA-18-2007
2. Site Map

Motion made by GARY REESE to Hold in Abeyance Items 4 and 5 to 10/17/2007

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-RICKI Y. BARLOW)

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Minutes:

SCOTT ADAMS, Operations Officer of the Redevelopment Agency, explained that Redevelopment Agency Items 4 and 5 are related to City Council Item 50 and are requisite matters for the requested CVIP grant. The two Agency items on this agenda are contingent to approval of Council Item 50. He presented before photos of the property and a rendering of the proposed signage improvements. The application meets all the technical criteria for the grant award, including improvements and matching funds. There are two standards for the program, which are very subjective. One of those is the level of visual improvements and whether this project meets that standard, given that this application is only for signage improvements. The second standard is that there is no other reasonable means of funding available to the applicant. The applicant has executed an affidavit that the improvements will not be made without the Redevelopment Agency funding. However, staff had no recommendation in this matter, leaving the full discretion of whether this application is consistent with NRS requirements to the Agency members.

MEMBER REESE verified with MR. ADAMS that the site is on the Scenic Highway. MR. ADAMS added that there is a more stringent than normal requirement for neon signage along the City by-way. He opined that the applicant is seeking assistance to make the more extraordinary signage improvements.

MEMBER REESE said he was under the impression that 70% of the sign has to be neon. RICHARD PERVIS, Floresco Lighting and Sign, clarified that the code states 70% neon or animation; therefore the letters, which twinkle, meet the requirement of the animation. MEMBER REESE insisted that he wants a sign that is 70% neon and not animated. MR. PERVIS explained that a redesign would have to be done. MEMBER REESE opted to hold this matter for two weeks.

CHAIRMAN GOODMAN suggested to MR. PERVIS that he meet with MEMBER REESE in the interim.

MEMBER BROWN requested more information from MR. ADAMS on the but-for criteria he raised.